FORM D

UNITED STATES

SECURITIES AND EXCHANGE COMMISSION

Washington, D.C. 20549



04038377

FORM D
NOTICE OF SALE OF SECURITIES
PURSUANT TO REGULATION D,
SECTION 4(6), AND/OR
UNIFORM LIMITED OFFERING EXEMPTION

OMB APPI	ROVAL							
OMB Number:								
Expires:								
Estimated average b	ourden							
hours per response								
SEC USE	ONLY							
SEC USE Prefix	ONLY Serial							
	Serial							

Name of Offering (check if t	his is an amendment and name has cha	inged, and indi-	cate change.)		
Offering of Common Shares					
Filing Under (Check box(es) that	apply): Rule 504 Rule 505	⊠ Rule 506	Section 4(6)	ULOE S.A	1.O.
Type of Filing: New Filing	Amendment		1		
	A. BASIC IDENTIFIC	CATION DAT	ΓA	JUL I G	2004 / 100
1. Enter the information requeste	d about the issuer				1
Name of Issuer (check if thi	s is an amendment and name has chang	ged, and indica	te change.)		1086
CB Richard Ellis Realty Trust					
Address of Executive Offices	(Number and Street, City, St	tate, Zip Code)	Telephone Numb	er (Including A	rea Code)
865 South Figueroa Street, Suit	te 3500, Los Angeles, California 9001	17			
Address of Principal Business Op	perations (Number and Street, City, St	tate, Zip Code)	Telephone Numb	er (Including A	rea Code)
(if different from Executive Office	ces) Same as above		Same as above		
Brief Description of Business:					
CB Richard Ellis Realty Trust	t is a REIT that was formed for the	e purpose of	investing in real	estate assets, i	including office,
retail, industrial and multi-fam	ily residential properties.				
Type of Business Organization				η /	faul box
corporation	limited partnership, already form				1111 B a coo.
□ business trust	limited partnership, to be formed	d 🗌	other (please spec	rify):	JUL 202004
		Month	Year	•	THOMSON
Actual or Estimated Date of Inco	rporation or Organization:	0 3	0 4		☐ E FRANCIAL
Jurisdiction of Incorporation or C	Organization: (Enter two-letter U.S. Pos	stal Service ab	breviation for Stat	e:	_
	CN for Canada; FN for	other foreign jı	urisdiction) M	D	

GENERAL INSTRUCTIONS

Federal:

Who Must File: All issuers making an offering of securities in reliance on an exemption under Regulation D or Section 4(6), 17 CFR 230.501 et seq. or 15 U.S.C. 77d(6).

When To File: A notice must be filed no later than 15 days after the first sale of securities in the offering. A notice is deemed filed with the U.S. Securities and Exchange Commission (SEC) on the earlier of the date it is received by the SEC at the address given below or, if received at that address after the date on which it is due, on the date it was mailed by United States registered or certified mail to that address.

Where To File: U.S. Securities and Exchange Commission, 450 Fifth Street, N.W., Washington, D.C. 20549.

Copies Required: Five (5) copies of this notice must be filed with the SEC, one of which must be manually signed. Any copies not manually signed must be photocopies of the manually signed copy or bear typed or printed signatures.

Information Required: A new filing must contain all information requested. Amendments need only report the name of the issuer and offering, any changes thereto, the information requested in Part C, and any material changes from the information previously supplied in Parts A and B. Part E and the Appendix need not be filed with the SEC.

Filing Fee: There is no federal filing fee.

State:

This notice shall be used to indicate reliance on the Uniform Limited Offering Exemption (ULOE) for sales of securities in those states that have adopted ULOE and that have adopted this form. Issuers relying on ULOE must file a separate notice with the Securities Administrator in each state where sales are to be, or have been made. If a state requires the payment of a fee as a precondition to the claim for the exemption, a fee in the proper amount shall accompany this form. This notice shall be filed in the appropriate states in accordance with state law. The Appendix to the notice constitutes a part of this notice and must be completed.

ATTENTION

Failure to file notice in the appropriate states will not result in a loss of the federal exemption. Conversely, failure to file the appropriate federal notice will not result in a loss of an available state exemption unless such exemption is predicated on the filing of a federal notice.

A. BASIC IDENTIFICATION DATA

Enter the information requested for the following:
Each promoter of the issuer, if the issuer has been organized within the past five years;
Each beneficial owner having the power to vote or dispose, or direct the vote or disposition of, 10% or more of a class of equity securities of the issuer;
Each executive officer and director of corporate issuers and of corporate general and managing partners of partnership

issuers; and

 Each § 	general and	managing partne	er of partnership issuers			
Check Box(es) th	at Apply:	Promoter	Beneficial Owner	Executive Office	r Directo	or General and/or Managing Partner
Full Name (Last	name first,	if individual)				
Cuneo, Jack						
		•	d Street, City, State, Zip	· · · · · · · · · · · · · · · · · · ·	G.116! 0	1107
			uth Figueroa Street, St			
Check Box(es) th			Beneficial Owner	Executive Office	r 💹 Directo	or General and/or Managing Partner
Full Name (Last : Zerbst, Robert I		if individual)				
5 C C C C C C C C C C C C C C C C C C C			d Street, City, State, Zip uth Figueroa Street, St	COMPANIES OF THE SECTION OF THE SECT	. California 9	1107
Check Box(es) th	nat Apply:	Promoter	Beneficial Owner	Executive Officer	⊠ Director	General and/or Managing Partner
Full Name (Last: Romanak, Laur		if individual)				
		`	d Street, City, State, Zip uth Figueroa Street, St	· · · · · · · · · · · · · · · · · · ·	, California 9	1107
Check Box(es) th	at Apply:	Promoter	Beneficial Owner	Executive Officer	Director	General and/or Managing Partner
Full Name (Last Black, Charles I		if individual)	<mark>in hear an an Allings.</mark> Tagairtíografíolaíografíol			
Programme Control of the Control of	3 (A)		d Street, City, State, Zip uite 200, San Diego, C			
Check Box(es) th	at Apply:	Promoter	Beneficial Owner	Executive Officer	Director	General and/or Managing Partner
Full Name (Last Campbell, Walls		if individual)				
Business or Resid			d Street, City, State, Zip	Code)		
Check Box(es) th	nat Apply:	Promoter	Beneficial Owner	Executive Officer	Director [General and/or Managing Partner
Full Name (Last	name first,	if individual)			Garage Control	rangan di Mada di dipendentah di kebagai di kebagai di pagaman di dibendah di pendah di pend pendah di pendah di
Business or Resid	dence Addr	ess (Number an	d Street, City, State, Zip	Code)	Tue 1	
Check Box(es) th	nat Apply:	Promoter	Beneficial Owner	Executive Officer	Director	General and/or Managing Partner
Full Name (Last	name first,	if individual)				
Business or Resid	dence Addr	ess (Number and	d Street, City, State, Zip	Code)		
		(Use blank sheet	, or copy and use additi	onal copies of this shee	t, as necessary	.)

					B. IN	FORMA	TION A	BOUT O	FFERIN	G		n h		
1.	Has the	e issuer so	ld, or does	the issuer		sell, to non r also in Aj						Ye		
2.	What is	s the mini	num inves	tment that	will be ac	cepted from	m any indi	vidual?	•••••	•••••		,		
3.	Does th	ne offering	g permit jo	int owners	hip of a si	ngle unit?.						¥€		o
4.														
		•	e first, if in nents LLC	,										
Bu 999	siness or Third	Residence, S	e Address Suite 4300	(Number a		City, State on 98104	e, Zip Cod	e)						
Na	me of As	ssociated I	Broker or I	Dealer										
						ds to Solic							All Stat	es
	□al ⊠il □mt ⊠ri	⊠ak ⊠in ⊠ne □sc	⊠AZ ⊠IA ⊠NV ⊠SD	□AR □KS □NH □TN	⊠CA □KY □NJ ⊠TX	⊠co □La ⊠nm ⊠ut	⊠CT □ME □NY □VT	□DE ☑MD ☑NC □VA	□DC	⊠FL ⊠MI □OH □WV	⊠GA ⊠MN □OK ⊠WI	⊠HI □MS ⊠OR □WY	□ID ☑MO □PA □PR	
Fu	ll Name	(Last nam	e first, if in	ndividual)										
Bu	siness or	Residenc	e Address	(Number a	and Street,	City, State	e, Zip Cod	e)						
Na	me of As	ssociated l	Broker or 1	Dealer										
						ids to Solic					•••••] All Stat	es
	□AL □IL □MT □RI	□AK □IN □NE □SC	□AZ □IA □NV □SD	□AR □KS □NH □TN	□CA □KY □NJ □TX	□CO □LA □NM □UT	□CT □ME □NY □VT	□DE □MD □NC □VA	□DC □MA □ND □WA	□FL □MI □OH □WV	□GA □MN □OK □WI	□HI □MS □OR □WY	□ID □MO □PA □PR	
Ful	ll Name	(Last nam	e first, if in	ndividual)										
Bu	siness or	Residenc	e Address	(Number a	and Street,	City, State	e, Zip Cod	e)						
Na	me of A	ssociated I	Broker or l	Dealer										
						nds to Solic							All Stat	es
	□AL □IL □MT □RI	□AK □IN □NE □SC	□AZ □IA □NV □SD	□AR □KS □NH □TN	□CA □KY □NJ □TX	□CO □LA □NM □UT	□CT □ME □NY □VT	□DE □MD □NC □VA	□DC □MA □ND □WA	□FL □MI □OH □WV	□GA □MN □OK □WI	□HI □MS □OR □WY	□ID □MO □PA □PR	

C. 0	FFERING PRICE, NUMBER OF INVESTORS. EXPENSES AND USE OF PROCE	EDS	yle sa galaya ya saga		
1.	Enter the aggregate offering price of securities included in this offering and the to already sold. Enter "0" if answer is "none" or "zero." If the transaction is an exchancheck this box and indicate in the columns below the amounts of the securities exchange and already exchanged.	ge offe	ring,		
		Ag	gregate Offering	_	Amount
	Type of Security	ø.	Price		eady Sold
	Debt	\$	52.760.812	\$	760.012
	Equity	3	52,769,812	\$52,	,769,812
	☐ Common ☐ Preferred	¢	0	e.	0
	Convertible Securities (including warrants)	\$ \$ \$	0	- \$	0
	Partnership Interests	3	0	- \$	0
	Other (Specify)	\$			0
	Total	<u> </u>	52,769,812	\$52,	,769,812
	their purchases on the total lines. Enter "0" if answer is "none" or "zero." Accredited Investors.		Number of Investors 236	Aı P	ggregate Dollar mount of urchase 769,812
	Non-accredited Investors		0	\$	0
	Total (for filings under Rule 504 only)		0	\$	0
	Answer also in Appendix, Column 4, if filing under ULOE.				
3.	If this filing is for an offering under Rule 504 or 505, enter the information requesecurities sold by the issuer, to date, in offerings of the types indicated, in the twelve prior to the first sale of securities in this offering. Classify securities by type listed Question 1.	(12) mo	onths t C -		
			Type of		Dollar
	Type of offering		Security		ount Sold
	Rule 505		0	- \$	$\frac{0}{0}$
	Regulation A			- \$	0
	Rule 504		0	- \$-	0
	Total	••••		<u> </u>	
4.	a. Furnish a statement of all expenses in connection with the issuance and distinct the securities in this offering. Exclude amounts relating solely to organization expensions. The information may be given as subject to future contingencies. If the an expenditure is not known, furnish an estimate and check the box to the left of the estimate.	enses o	f the		
	Transfer Agent's Fees		\boxtimes	\$	4,000
	Printing and Engraving Costs	••••	\boxtimes	\$ 2	20,000

Engineering Fees.....

Sales Commissions (specify finders' fees separately).....

Other Expenses (identify) (set up fee & consulting fee – for REIT).....

Total

500,000

450,000

977,500

3,500

0

 \boxtimes

 \boxtimes

 \boxtimes

	C. OFFERING PRICE, NUMBER OF INVESTORS, EXPENSES AN	USE OF	PROCEE	DS 11 11 11
	b. Enter the difference between the aggregate offering price given in response to Part C –Question 1 and total expenses furnished in response to Part C - Question 4.a. This difference is the "adjusted gross proceeds to the issuer."			\$51,792,312
5.	Indicate below the amount of the adjusted gross proceeds to the issuer used or propos be used for each of the purposes shown. If the amount for any purpose is not kn furnish an estimate and check the box to the left of the estimate. The total of the payre listed must equal the adjusted gross proceeds to the issuer set forth in response to Par Question 4.b above.	own, nents		
		Payme Offic Directe Affili	ers, ors &	\$ Payments to Others
	Salaries and fees	<u> </u>	<u> </u>	\$ 0
	Purchase of real estate		<u>0 k</u>	
	Purchase, rental or leasing and installation of machinery and equipment		<u> </u>	
	Construction or leasing of plant buildings and facilities		0	\$ 0
	securities of another	□ <u>\$</u>	<u>0</u> ⊏	\$ 0
	Repayment of indebtedness		0	\$ 0
	Working capital	<u>\$</u>	0	\$ 2,071,692 \$ 0

	Column Totals	□ \$		\$ 51,792,3 12
	Total Payments Listed (column totals added)	\$	o 🔄	\$51,792,312
	D. FEDERAL SIGNATURE			
follow reques	suer has duly caused this notice to be signed by the undersigned duly authorized person. ing signature constitutes an undertaking by the issuer to furnish to the U.S. Securities at to fits staff, the information furnished by the issuer to any non-accredited investor pursu	nd Exchang	e Commissio	on, upon written
Issuer	(Print or Type) Signature		Date	1
CB Ri	chard Ellis Realty Trust		7/17	12004
	of Signer (Print or Type) Title of Signer (Print or Type)			
Jack (Cuneo President and Chief Executive Officer			

ATTENTION

Intentional misstatements or omissions of fact constitute federal criminal violations. (See 18 U.S.C. 1001.)

Α,	E. STATE SIGNATURE		
1.	Is any party described in 17 CFR 230.262 presently subject to any of the disqualification provisions of such rule?	Yes □	No ⊠
	See Appendix, Column 5, for state response.		
2.	The undersigned issuer hereby undertakes to furnish to any state administrator of any state in which this reform D (17 CFR 239.500) at such times as required by state law.	otice is fil	led, a notice on
3.	The undersigned issuer hereby undertakes to furnish to the state administrators, upon written request, info issuer to offerees.	rmation fi	arnished by the
4.	The undersigned issuer represents that the issuer is familiar with the conditions that must be satisfied to be Limited Offering Exemption (ULOE) of the state in which this notice is filed and understands that availability of this exemption has the burden of establishing that these conditions have been satisfied.		
he	issuer has read this notification and knows the contents to be true and has duly caused this notice to be si	gned on it	s behalf by the
nde	ersigned duly authorized person.		•
โรรเ	uer (Print or Type) Signature Da	ite / p	
СВ	Richard Ellis Realty Trust	7/1	1004
	me of Signer (Print or Type) Title of Signer (Print or Type)	+ + + + *	~~~
Jac	ck Cuneo President and Chief Executive Officer		
	ruction: It the name and title of the signing representative under his signature for the state portion of this form. One c	opy of eve	ery notice on

In

Form D must be manually signed. Any copies not manually signed must be photocopies of the manually signed copy or bear typed or printed signatures.

APPENDIX

1		2	3			4			5
	to non-a	to sell ccredited s in State -Item 1)	'Type of security and aggregate offering price offered in state (part C-Item 1)				Disqualification under State ULOE (if yes, attach explanation of waiver granted) (Part E-Item 1)		
State	Yes_	No		Number of Accredited Investors	Amount	Number of Non- Accredited Investors	Amount	Yes	No
AL									\boxtimes
AK		\boxtimes	Equity	3	\$ 150,000	0	\$ 0		\boxtimes
AZ		\boxtimes	Equity	18	\$ 2,231,000	0	\$ 0		\boxtimes
AR		\boxtimes							\boxtimes
CA		\boxtimes	Equity	77	\$ 32,627,962	0	\$ 0		×
СО		\boxtimes	Equity	9	\$ 1,200,000	0	\$ 0		Ø
СТ			Equity	1	\$ 100,000	0	\$ 0		\boxtimes
DE		\boxtimes							\boxtimes
DC									\boxtimes
FL		\boxtimes	Equity	2	\$ 400,000	0	\$ 0		\boxtimes
GA			Equity	2	\$ 200,000	0	\$ 0		\boxtimes
HI		\boxtimes	Equity	1	\$ 200,000	0	\$ 0		
ID		×							
IL		\boxtimes	Equity	1	\$ 50,000	0	\$ 0		\boxtimes
IN			Equity	3	\$176,850	0	\$ 0		\boxtimes
IA			Equity	12	\$2,725,000	0	\$ 0		\boxtimes
KS									\boxtimes
KY									\boxtimes
LA									\boxtimes
ME									\boxtimes
MD			Equity	1	\$ 50,000	0	\$ 0		\boxtimes
MA			Equity	1	\$ 50,000	0	\$ 0		\boxtimes
MI		×	Equity	1	\$ 100,000	0	\$ 0		
MN			Equity	58	\$ 5,400,000	0	\$ 0		
MS		×							×
МО		×	Equity	1	\$ 100,000	0	\$ 0		
МТ		Ø							\boxtimes

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APPENDIX 2 3 1 Disqualification under State ULOE Type of security and (if yes, attach Intend to sell to non-accredited aggregate offering Type of investor and explanation of waiver Investors in State price offered in state Amount purchased in State granted) (part C-Item 1) (Part C-Item 2) (Part E-Item 1) (Part B-Item 1) Number of Number of Non-Accredited Accredited Yes Investors Investors State No Amount Amount Yes No NE \boxtimes Equity 7 \$1,700,000 0 \$0 \boxtimes NV \boxtimes 13 \$ 2,694,000 0 \$0 \boxtimes Equity \boxtimes Ø NH \boxtimes \boxtimes NJ \boxtimes \boxtimes 0 NM Equity 1 \$ 100,000 \$0 \boxtimes \boxtimes NY \boxtimes \boxtimes NC Equity 1 \$ 100,000 0 \$0 ND \boxtimes Equity 2 \$ 100,000 0 \$0 \boxtimes \boxtimes \boxtimes OH \boxtimes OK \boxtimes \boxtimes \$ 75,000 0 \boxtimes OR 1 \$0 Equity \boxtimes \boxtimes PA 0 冈 \boxtimes RI Equity 1 \$ 50,000 \$0 \boxtimes SC \boxtimes SD \boxtimes Equity 1 \$ 100,000 0 \$0 \boxtimes \boxtimes TN \boxtimes TX \boxtimes Equity 8 \$ 1,265,000 0 \$0 \boxtimes UT \boxtimes Equity 1 \$ 50,000 0 \$0 \boxtimes \boxtimes \boxtimes VT \boxtimes VA \boxtimes WA \boxtimes 1 \$ 50,000 0 \$0 \boxtimes Equity WV \boxtimes \boxtimes \boxtimes 0 \boxtimes 8 \$0 WI Equity \$ 725,000 \boxtimes WY \boxtimes \boxtimes \boxtimes PR